

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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### **Development Review Committee Meeting** **August 13, 2007**

#### **Members Present-**

Brad Cornelius-Chairperson/Planning Manager, Aimee Webb-Development Coordinator/Vice-Chairperson, Becky Howard-Deputy Clerk, Gary Rusu-Chief Building Inspector, Keith Hunter-Environmental Health Director, Lee Hawkins-Attorney, Dan Hickey-Fire Services, Barry Ginn-Barrineau Ginn & Associates, Inc., Mike Springstead-Springstead Engineering, Karen Parker-Secretary, and Bill Stevens-Engineering Manager for Public Works.

The meeting convened at 2:10 p.m.

#### **Approval of Minutes-**

Mrs. Webb made a motion to approve the minutes from August 6, 2007. Mr. Stevens seconded the motion, and the motion carried.

*Mr. Ginn joined the Committee as County Engineer for the non-Villages project.*

#### **New Business:**

##### **New Life Christian Church – Medium Development – Engineering Review**

Mr. Cornelius announced the applicant requested this project be withdrawn.

*Mr. Ginn excused himself from the meeting.*

*Mr. Springstead joined the Committee as County Engineer for the Villages project.*

*Mr. Hickey joined the Committee representing Villages Public Safety for the Villages project.*

#### **VOS – T. G. I. Friday's @ Lake Sumter Landing – Major Development – Preliminary & Engineering Review**

***Property Location: located off of Old Mill Run in Lake Sumter Landing north of Barnes and Noble***

Jeff Head, Farner, Barley and Associates, Inc., and Jeramie Rittiluechai, Carrell Poole & Yost Architect, were present and requested preliminary and engineering approval to construct a one story commercial restaurant building, paved driveway/parking areas, and related stormwater facilities. Mrs. Webb, Mr. Rusu, Mrs. Howard, Mr. Hawkins, Mr. Hunter, Mr. Stevens, and Mr. Cornelius had no comments. Engineering comments consisted of providing a stage storage volume for drainage basin CH-3, clarifying the width of the pedestrian crosswalk, indicating whether the National Pollutant Discharge Elimination System/Notice of Intent is required,

providing asphalt base and subgrade call outs on a typical section or trench curb detail, and providing all required regulatory agency permits. Fire Services' comment consisted of identifying the location of the next closest fire hydrant within 500' of the project.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

Mr. Rusu excused himself at 2:14 p.m. Mr. Rusu re-joined the meeting at 2:15 p.m., and did not participate in the vote for the above noted project.

*Mr. Springstead and Mr. Hickey excused themselves from the meeting.*

*Mr. Ginn re-joined the Committee as County Engineer for the non-Villages project.*

**Sumter County Commercial Center – Major Development – Minor modification to CP Zoning**

***Property Location: located on the southwest corner of C-466 and CR 100 (Cherry Lake Road), Lady Lake area***

Mr. Stevens made a motion to remove the Sumter County Commercial Center project from the table. Mrs. Webb seconded the motion, and the motion carried.

Greg Beliveau, Urban & Regional Planners, Inc., was present and requested a minor modification to the existing Planned Commercial (CP) zoning to reduce the number of hotel rooms from the previously approved 550 to 418. Mrs. Webb's comments consisted of providing the original plan date and any subsequent plan revisions, providing signed/sealed preliminary plans, showing the proposed buildings and square footage of each on the lots adjacent to CR 100 as shown on the previously submitted plan, and listing the proposed setbacks along C-466 and CR 100 on the plans. Mr. Rusu, Mrs. Howard, Mr. Hawkins, and Mr. Hunter had no comments. Engineering comments consisted of revising the handicap parking detail to show a 5-foot aisle, revising the plans to incorporate a 7-foot sidewalk, confirming all parking requirements have been adequately met, including a standard parking space detail on the plans, delineating in plan view the location of the reduced size parking spaces, indicating how the fire lane adjacent to the main building will function with the adjacent parking, clarifying the date of the latest plans, delineating the handicap parking spaces, labeling what will be located on the east side of the property, indicating if the outparcels will be required to develop their own stormwater management facilities, confirming/labeling if there will be a bridge at the north entrance, labeling the property boundary, showing the water/wastewater facilities on the plans, providing the typical and minimum wetland buffer width, and rotating/relocating the dumpster on the north side of the property to provide easy access without interfering with the project traffic. Mr. Stevens' comments consisted of dedicating a 35 foot right-of-way for CR 100, dedicating an 80 foot right-of-way for C-466, improving CR 100 to provide a secondary ingress/egress point, designing the roadway improvements on C-466 in compliance with the Florida Department of Transportation standard details, providing detailed roadway engineering plans for C-466 and CR 100, and obtaining comments/approval from Lake County for all roadway improvements. Mr. Cornelius inquired whether water would be provided for this project by the Town of Lady Lake. Mr. Beliveau replied this issue is being resolved. Mr. Cornelius stated any comments from Fire Services will be forwarded upon receipt.

Mrs. Webb moved to recommend approval of the minor modification to the planned commercial zoning subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

**Public Forum –**

Mr. Cornelius welcomed Stacy Gant and Kristy Wietan, Geographical Information System (GIS) Department, to the Development Review Committee Meeting.

Mr. Stevens moved to adjourn. Mrs. Webb seconded the motion, and the motion carried.

Meeting adjourned at 2:25 p.m.

The next meeting is scheduled for August 20, 2007.